

SURVEYORS CERTIFICATE

WE HEREBY CERTIFY: that on this 2nd day of December, 1994, this Certification is made pursuant to the provisions of Section 719.105, Florida Statutes; that the construction of the improvements is substantially complete, so that the material, together with the provisions of the Declaration of the location and dimensions of the improvements and so that the identification, location and dimensions of the Common Elements and the Condominium Units can be determined from these materials.

Zurwelle-Whittaker, Inc.

By: James D. Reeves
James D. Reeves, President
P.L.S. No. 2194, Florida

NOTES:

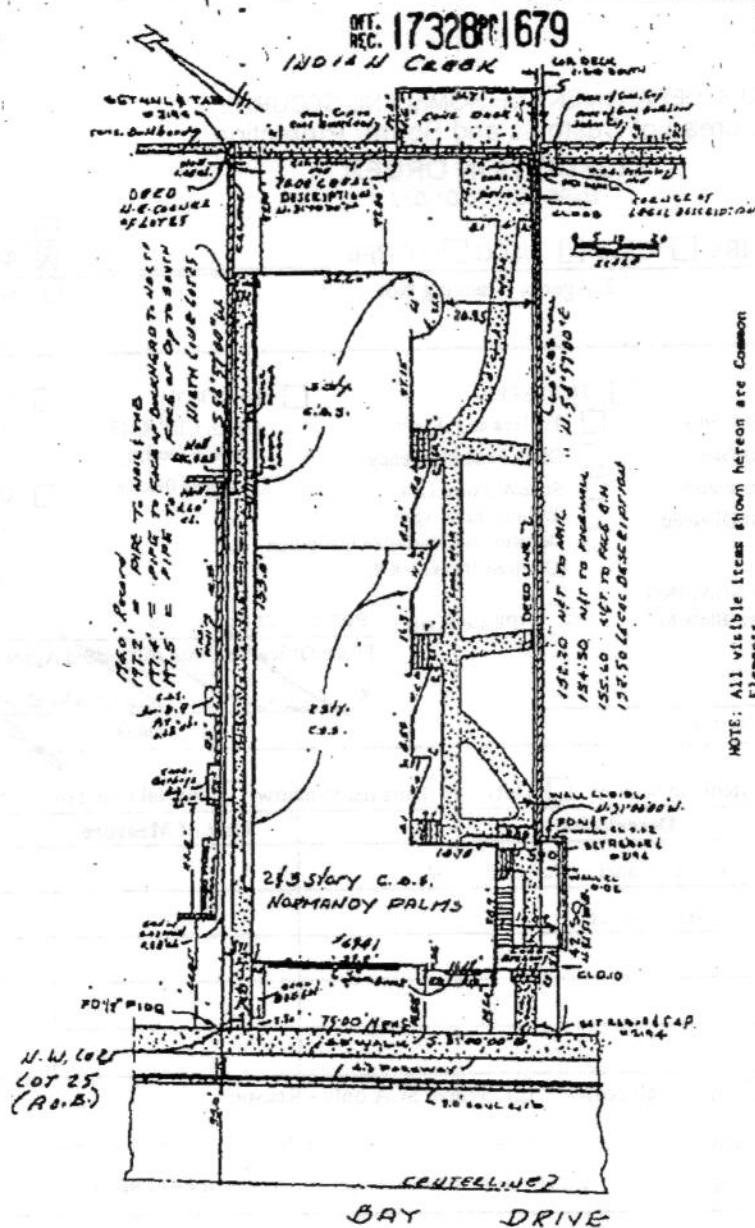
- 1- Each Condominium Unit shall have as its boundary, the interior unfinished surfaces of the Ceiling, Floor and Perimeter Walls. All Bearing Walls located within a Condominium Unit constitute part of the Common Elements, up to the unfinished surfaces of said walls.
- 2- All lands and all portions of the Condominium Building or other improvements not located within the boundaries of a Condominium Unit or Commercial Condominium Unit are part of the Common Elements or Limited Common Elements (L.C.E.), as indicated within the graphics or floor plans.
- 3- Common Elements means the portion of the Condominium Property not located in the Condominium Unit, but shall include chases through each Unit for electric conduits, plumbing pipes, duct telephone lines and other facilities for the furnishing of Utility services to each Unit and common areas.
- 4- All Balconies (indicated BAL.) attached to the Units are Limited Common Elements (L.C.E.), limited to the Unit to which they are attached.
- 5- All dimensions shown in the individual Units are to the interior of unfinished surfaces and may vary slightly due to construction or layout within the Unit.

August 8, 1995 sheets 3, 4 & 5 of 7
were revised to clarify doorways

NORMANDY PALMS CONDOMINIUM

Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida

Sheet 1 of 7 12-2-94



NOTE: All visible items shown hereon are Common Elements.

LEGEND: C.B.S. = Concrete Block Stucco; FD. = Found; B.H. = Bulkhead; CL. = Clear; STY. = Story; CONC. = Concrete; CTR. = Corner; Meas. = Measured; ENC. = Encroachment; N. = North; S. = South; E. = East; W. = West

THIS IS A SKETCH OF AN AS-SUPLY SURVEY OF:

Lot 25 and the North 25 feet of Lot 26, Block 1, Ocean Side Section of the Isle of Normandy, according to the Plat thereof, recorded in Plat Book 23 at page 60 of the public records of Dade County, Florida, were particularly described as follows: Ocean Side Section, as recorded in Plat Book 23, at page 60 of the public records of Dade County, Florida; thence run S. 21° 00' 00" E. along the Westerly line of said Lot 25 and its Southeastern extension for a distance of 77.00 feet to a point; thence run N. 56° 37' 00" E. for a distance of 42.50 feet to a point; thence run N. 31° 00' 00" W. for a distance of 3.00 feet to a point; thence run N. 36° 15' 00" E. for a distance of 153.30 feet to a point on the Southeastern extension of the East line of said Lot 25 for a distance of 16.00 feet to the Northeast corner of said Lot 25; thence run S. 16° 37' 00" W. along the Northerly line of said Lot 25 for a distance of 173.00 feet to the Point of Beginning (P.O.B.).

SURVEYOR CERTIFICATE: I hereby certify that the "Sketch of Survey" shown hereon of the above described property is true and correct to the best of my knowledge and belief, as recently surveyed under my direction; also that there are no visible encroachments, unless shown hereon. Examination of the "Abstract of Title" will have to be made to determine recorded instruments, if any, which may affect this property. Location of Utilities on and/or adjacent to this property were not shown as such information was not requested. Ownership of this property is subject to no "Opinion of Title". This survey meets the minimum technical standards for Land Surveys in the State of Florida pursuant to Section 471.021 of the Florida Statutes and to Chapter 61C17 of the Florida Administrative Code, as adopted by the Department of Professional Regulation, Board of Land Surveyors. This sketch is not valid unless the signed enclosed seal of the undersigned is affixed hereon.

Notes: The Bearings and North Arrow are referenced to those in the Legal Description. The Elevation (E.L.) information is referenced to G.O. feet, National Geodetic Vertical Datum (N.G.V.D.), 1929.

Zurwelle-Whittaker, Inc.
by *James D. Whittaker*
James D. Whittaker, President
P.E. No. 2134, Florida

STATE OF
FLORIDA

CLERK NOTE:
FOR DECLARATION OF CONDOMINIUM
SEE OFFICIAL RECORD BK 17328 PG. 1647

NORMANDY PALMS CONDOMINIUM

Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida

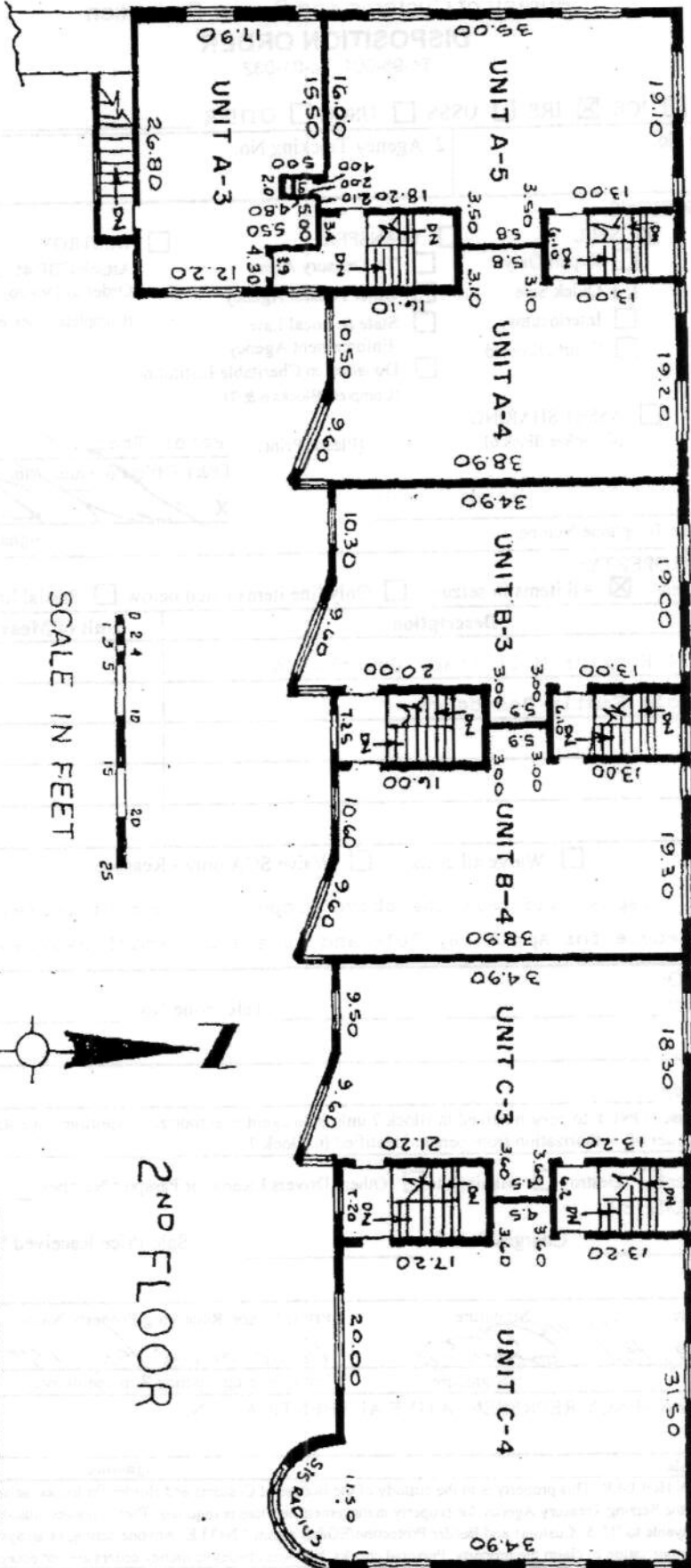
Sheet 2 of 7 12-2-94

OFF. REC. 17328-1680

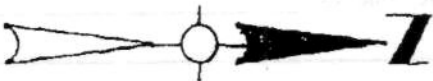


Rev. 12-16-94

OFF. REC. 1732801681



SCALE IN FEET

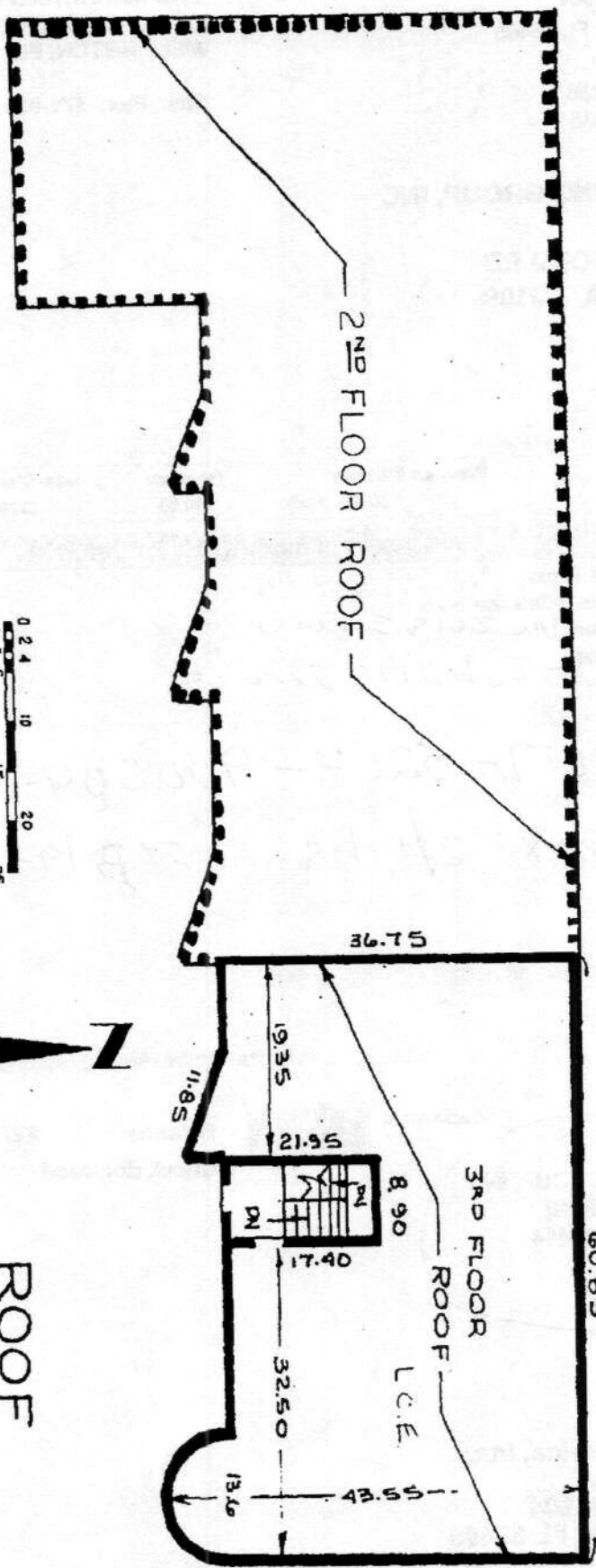


2ND FLOOR

NORMANDY PALMS CONDOMINIUM
 Zurwelle-Whittaker, Inc.
 Engineers & Surveyors
 420 Lincoln Road
 Miami Beach, Florida
 Sheet 4 of 7 12-2-94
 REV. B-8-95 TO SHOW DOORWAYS.

gdk

OFF. REC. 17328 1683



SCALE IN FEET

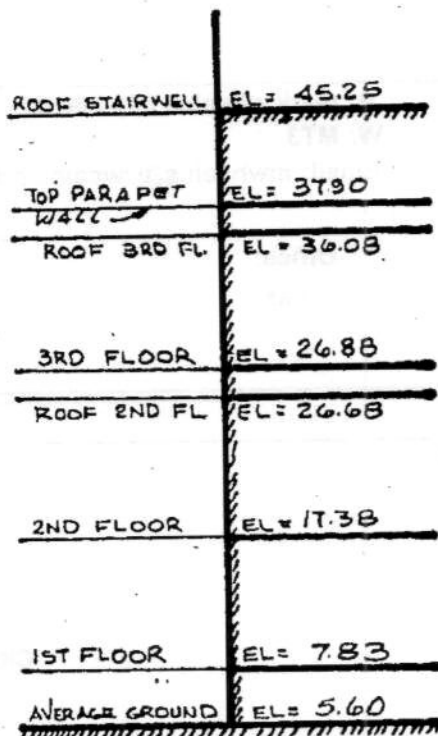


ROOF

Handwritten signature and stamp.

NORMANDY PALMS CONDOMINIUM
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida
Sheet 6 of 7 12-2-94

OFF. REC. 17328 1684



PROFILE

The Elevations (El.) shown are referenced to 0.00 feet, National Geodetic Vertical Datum (N.G.V.D.), 1929.

NORMANDY PALMS CONDOMINIUM
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida
Sheet 7 of 7 12-2-94

Signature

OFF. REC. 1732861685

SQUARE FOOTAGE

<u>UNIT</u>	<u>SQWARE FEET</u>
A-1	696
A-2	705
A-3	444
A-4	705
A-5	696
A-6	444
B-1	698
B-2	709
B-3	698
B-4	709
C-1	671
C-2	1,167
C-3	671
C-4	1,167
C-5	671
C-6	1,167

Prepared by:

Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, FL

CHOICE

OFF.
REC. 17328 1686

PERCENTAGE OF THE ASSIGNED SHARES OF THE COMMON ELEMENTS
FOR EACH CONDOMINIUM UNIT

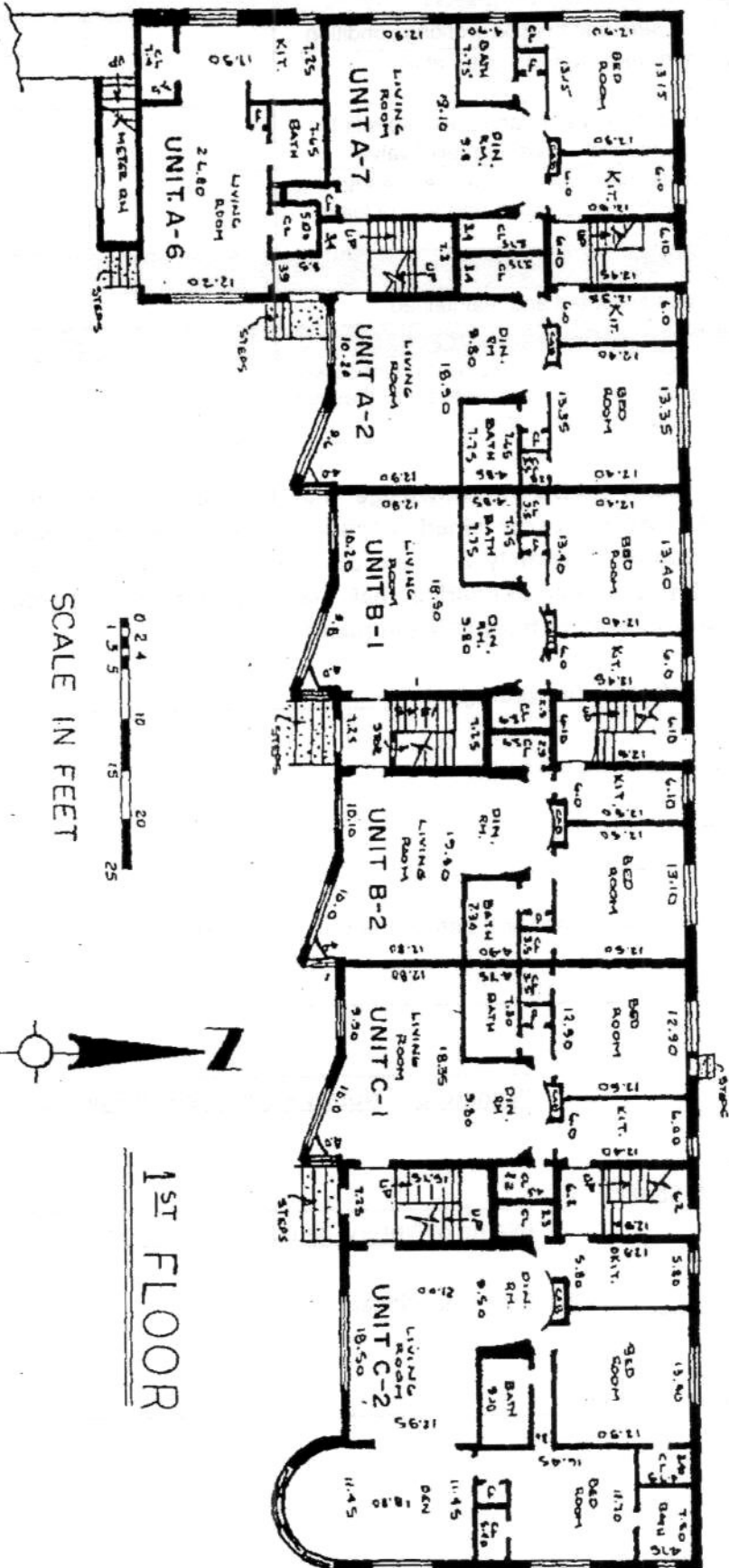
<u>UNIT</u>	<u>PERCENTAGE PER UNIT</u>
A-1	5.79131
A-2	5.86621
A-3	3.69446
A-4	5.86621
A-5	5.79131
A-6	3.69446
B-1	5.80795
B-2	5.89949
B-3	5.80795
B-4	5.89949
C-1	5.58329
C-2	9.71043
C-3	5.58329
C-4	9.71043
C-5	5.58329
C-6	9.71043

Prepared by:

Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, FL

12/2/94
Rev. 12/16/94

OFF. REC. 17328-1687



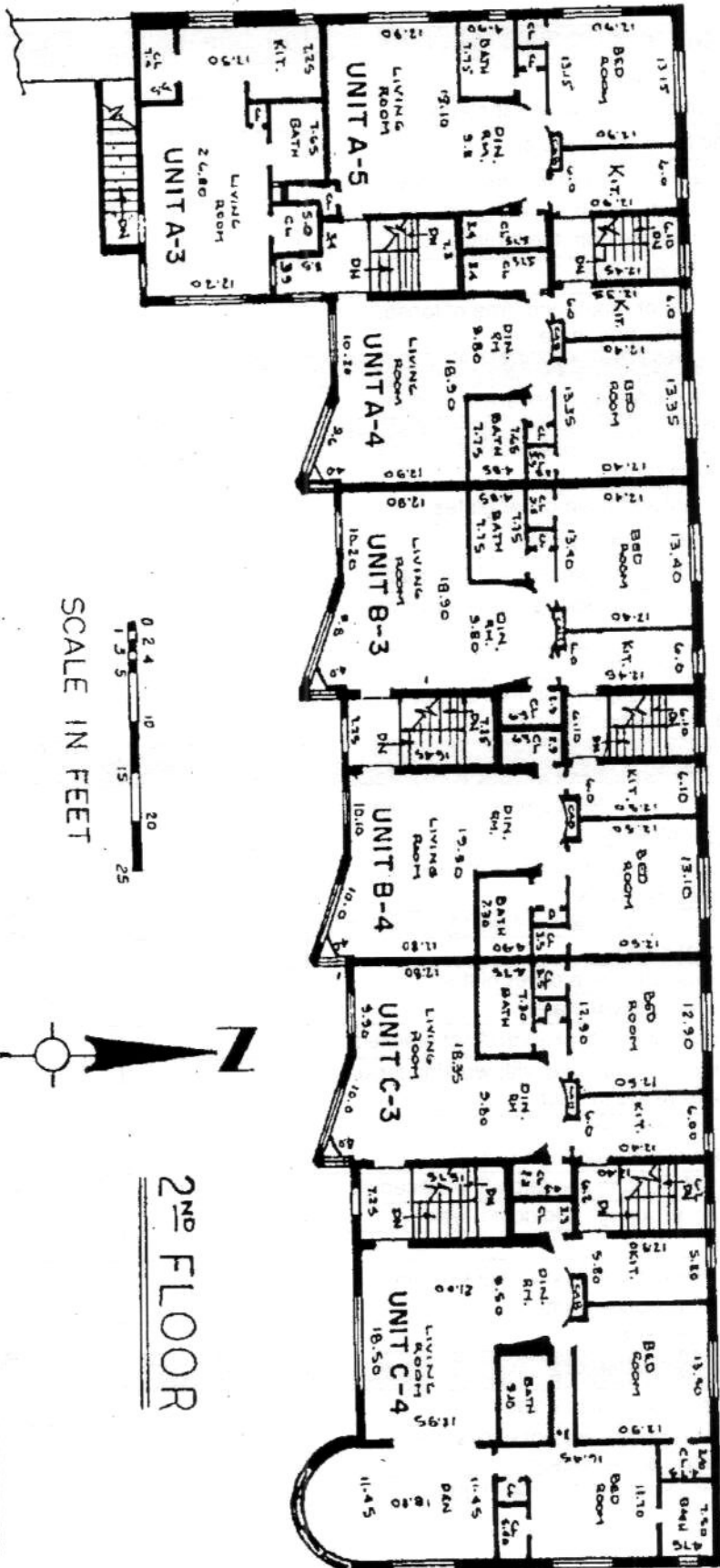
SCALE IN FEET



1ST FLOOR

NORMANDY PALMS CONDOMINIUM
Zurvelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida
Sheet 1 of 3 12-2-94
REV: 6-8-95 TO SHOW DOORWAYS.

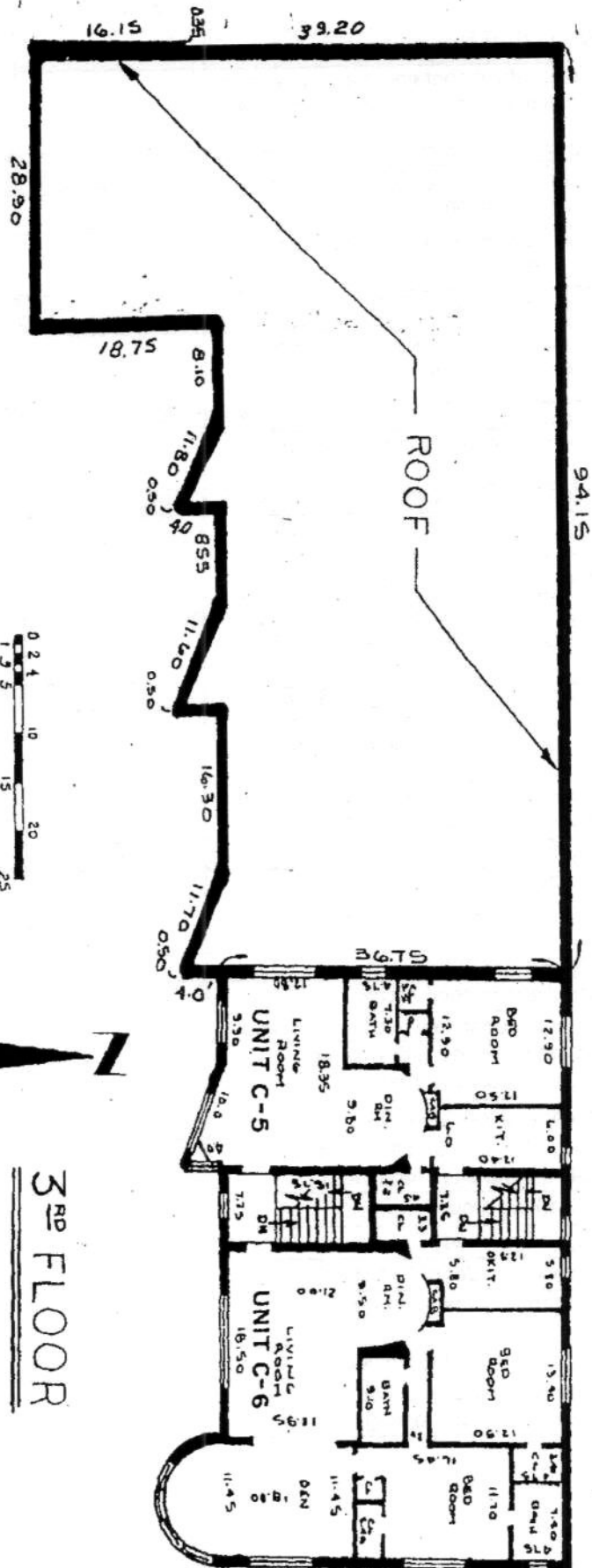
OFF. 17328
REC. 1688



SCALE IN FEET

2ND FLOOR

NORMANDY PALMS CONDOMINIUM
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida
Sheet 2 of 3 12-2-94
REV. 8-8-95 TO SHOW DOORWAYS.



MARVEY BIVVIN

CLERK NOTE:
FOR CONDOMINIUM PLANS SEE OFFICIAL
RECORDS CONDOMINIUM PLANS BK. 285 PAGE 11

HARVEY RUVIN, CL RK,
CIRCUIT & COUNTY COURTS

D. C.

NORMANDY PALMS CONDOMINIUM
Zurwelle-Whittaker, Inc.
Engineers & Surveyors
420 Lincoln Road
Miami Beach, Florida

Sheet 3 of 3 12-2-94

REV. 8-6-95 TO SHOW DOORWAYS.

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

Paragraph (c) to section 3.3. of the Declaration entitled Limited Common Elements, which was added to the Declaration by that certain First Amendment dated August 23, 1996 and recorded in Official Records Book 17328 Page 1647, is hereby deleted in its entirety.

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 30th day of August, 1996.

Signed, sealed and delivered
in the presence of:

NORMANDY PALMS, INC.
a Florida Corporation

[Signature]
Witness Signature

[Signature]
DORON VALERO, President

Alan J. Marcus
Printed Name

[Signature]
Witness Signature

Jannette C. Anzola
Printed Name

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

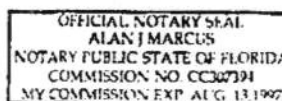
STATE OF FLORIDA) SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me, DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 30 day of August, 1996.

[Signature]
Notary Public, State of Florida
ALAN J. MARCUS
Printed Name of Notary

This Instrument Prepared By:
ALAN J. MARCUS, ESQ.
20803 Biscayne Blvd. Suite 301
N. Miami Beach, FL 33180



SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM

NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

Paragraph (c) to section 3.3. of the Declaration entitled Limited Common Elements, which was added to the Declaration by that certain First Amendment dated August 23, 1996 and recorded in Official Records Book 17328 Page 1647, is hereby deleted in its entirety.

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 30th day of August, 1996.

Signed, sealed and delivered
in the presence of:

NORMANDY PALMS, INC.,
a Florida Corporation

Alan J. Marcus
Witness Signature

Doron Valero
DORON VALERO, President

Alan J. Marcus
Printed Name

Josette Osbela
Witness Signature

Josette Osbela
Printed Name

STATE OF FLORIDA) SS
COUNTY OF DADE)

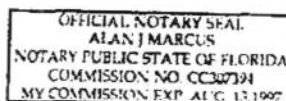
NOT RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

I HEREBY CERTIFY that on this day personally appeared before me, DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 30 day of August, 1996.

Alan J. Marcus
Notary Public, State of Florida
ALAN J. MARCUS
Printed Name of Notary

This Instrument Prepared By:
ALAN J. MARCUS, ESQ.
20803 Biscayne Blvd. Suite 301
N. Miami Beach, FL 33180



FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM

NORMANDY PALMS CONDOMINIUM

The undersigned Developer of NORMANDY PALMS CONDOMINIUM, hereby adopts the following Amendment to the Declaration of Condominium of NORMANDY PALMS CONDOMINIUM, all in accordance with the Declaration and the Florida Condominium Act as set forth in Florida Statute Section 713.

The following is hereby added as new paragraph (c) to section 3.3. of the Declaration entitled Limited Common Elements.

(c) A certain roof top area over Units C-5 and C-6 described as "3RD FLOOR ROOF" on Page 6 of the Survey dated 12/2/94, and attached to the Declaration of Condominium shall, along with the staircase depicted thereon, shall collectively be called a "Limited Common Element". This Limited Common Element is reserved for the use of the Unit C-6 to the exclusion of other Units, and there shall pass with Unit C-6, the exclusive right to use the Limited Common Element so appurtenant, subject to the provisions hereof. Expense of maintenance and repair relating to the Limited Common Element shall not be considered Common Expenses for the purpose of cost of repair and maintenance, and the Association shall not be responsible for the repair or replacement of any improvements to any of this Limited Common Element whether in the course of maintenance of the Limited Common Element or otherwise. For purposes of clarity and without intending to limit the obligation of the Unit C-6 owner, the Unit C-6 owner shall be responsible for the maintenance and repair of the "3RD FLOOR ROOF".

IN WITNESS WHEREOF, Developer has caused this Amendment to Declaration to be signed in its name by its President this 23rd day of August, 1996.

Signed, sealed and delivered
in the presence of:

NORMANDY PALMS, INC.
a Florida Corporation

Witness Signature

DORON VALERO, President

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA) SS
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me DORON VALERO, as President of NORMANDY PALMS, INC., a Florida Corporation, to me known to be the person who signed the foregoing Declaration as such officer, and he acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and seal in the county and state last aforesaid, this 23rd day of August, 1996.

This Instrument Prepared By:
ALAN J. MARCUS, ESQ.
20803 Biscayne Blvd. #301
N. Miami Beach, FL 33180

Notary Public, State of Florida

ALAN J. MARCUS
Printed Name of Notary

